

## Committee Minutes

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# Planning Committee

Edinburgh, 25 January 2006

**Present:-** Councillors Davies (Convener), Child, Gilmore, Hon David Guest, Harrold, Hunter, Laing, Longstaff, Lowrie, Marshall, Munro, Murray (Vice-Convener), Ponton, Tritton and Wigglesworth.

### 1 Structure Plan Review: Project Update

The Committee had previously approved a project brief and governance arrangements for an integrated Structure Plan monitoring and review project.

Stephen Hall (City Development) gave a presentation on the progress made in updating the Structure Plan Action Plan, completing the first housing monitor and preparing a draft Structure Plan Review consultation paper. The monitoring work to date, had confirmed that there was enough housing land to enable the development strategy to be rolled forward to 2020 without requiring new strategic allocations. A limited scope Alteration was proposed covering the topics of housing land supply, infrastructure, affordable housing and aspects of retail policy.

The Committee was asked to endorse the proposed Structure Plan Review consultation paper, as approved by the Edinburgh and the Lothian Structure Plan Joint Liaison Committee (JLC) on 19 December 2005, and approval was also sought for the preparation of a proposed Council contribution to the post 2020 strategic debate.

#### Decision

- 1) To note the findings of the first annual Structure Plan Housing Monitor and the progress to date in preparing the Biennial Monitoring Report.
- 2) To note the commitment to complete all monitoring work and to report the full Biennial report to the JLC and thereafter to the Planning Committee.
- 3) To note the preparation of Action Plan 2 and to agree to its publication.

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- 4) To approve the Structure Plan Review 2020 Consultation Paper as the basis for a Lothian-wide public consultation exercise in the first quarter of 2006 subject to:-
  - a) the addition to the issues for consultation in the Affordable Housing section of a question on how Affordable Housing providers get access to more land?
  - b) The addition to the issues for consultation in the Looking Forward section of a question on sustainable development and environmental impact.
  - c) amendments to the section on Infrastructure to clarify the responsibilities of National and Local Government in providing infrastructure and any related changes to the issues for consultation.
- 5) To ask the Director of City Development to examine the specific designation of land for Affordable Housing.
- 6) To note that it is intended to report a proposed consultation strategy and timetable to the next meeting of the JLC and thereafter to the Planning Committee.
- 7) To agree that a Council contribution to the post 2020 debate be prepared for early discussion at Committee.

(References – Planning Committee 1 September 2005 (item 3); Draft Minute Of Edinburgh and the Lothian Structure Plan Joint Liaison Committee of 19 December 2005; report no PC/077/05-06/CD by the Director of City Development, submitted.)

## **2 Edinburgh City Local Plan – Preparation of Draft Plan for Consultation**

The Committee had previously approved a project brief for the preparation of the Edinburgh City Local Plan, which would effectively replace the Council's five existing urban Local Plans with one single plan. The Committee had also approved an issues paper on the Local Plan for consultation, which highlighted the key matters the Plan would have to address.

David Willcocks (City Development) gave a presentation on the draft Edinburgh City Local Plan, which had been prepared following a major review of the Council's planning policies to reflect current circumstances, government advice and the requirements of the Edinburgh and Lothians Structure Plan 2015 and had been informed by the responses to the issues paper. The policy changes would be reconsidered following public consultation, which would take place

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over a minimum six week period beginning when the Plan was ready for publication (anticipated to be in April 2006).

Approval was sought for the Edinburgh City Local Plan as a draft for consultation purposes, as required by the Planning legislation.

### Decision

To agree –

- 1) To recognise the staffing pressures in the Department and thank the staff for their work in preparing this first city-wide plan.
- 2) To instruct that the introductory section on context in *Chapter 2 Strategy*, which remains to be drafted, should include statements on the Plan's approach to sustainability, both to support the Council's Vision statement and in anticipation of proposed new legislation, and instructs that a draft be brought to Committee for approval prior to publication for consultation.
- 3) To instruct that the section still required in *Chapter 3 Areas of Major Change* to cover the City Centre be brought to Committee for approval prior to publication for consultation.
- 4) To instruct the following changes to the draft for consultation:-
  - a) in *Chapter 6 Open Space and Provision for Sport* to replace the opening clause of both OS1 and OS2 with "Proposals involving the loss of public open space will not be permitted unless there will be ..." and "Proposals involving the loss of a playing field will not be permitted unless there will be ....";
  - b) to delete the allocation of Granton Foreshore (HSG13) as a proposed site for housing for the reasons given in responses to the earlier consultation;
  - c) insert a new clause Hou4 d) "the need to encourage and support the provision of local facilities necessary to high quality urban living";
  - d) in *Chapter 8 Employment and Economic Development* to replace the first objective with "To maintain a prosperous and competitive city economy and to direct local economic growth to sustainable and accessible locations";
  - e) on page 93 to amend the end of the first paragraph to read "and it remains to be determined whether any future alternative on these lines would be desirable or feasible";

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- f) on page 94 to amend the penultimate paragraph to read "... no threat to the vitality and viability of that centre, the City Centre or any other town or local centre ...";
  - g) on page 94 to amend the ultimate paragraph to read "... and should be easily walkable from the core of that centre".
- 5) To note that otherwise the explanatory text accompanying the draft policies will be subject to revision by the Head of Planning and Strategy prior to publication for consultation.
- 6) To otherwise approve the draft for consultation subject to further refinement of the text relating to non-essential matters.
- 7) To invite consultees to respond, in addition, to the following questions about the draft Plan:-
- a) whether additional policies are required to shape the wider impact that the tram will have in the neighbourhoods through which it passes and to ensure a high quality of environment in the streets through which the tram passes?
  - b) whether it is desirable and, if so, how the Plan might define the "local facilities" necessary in neighbourhoods and then define the levels of provision, accessibility and distribution of such facilities and how such facilities might be provided so that all neighbourhoods might have more equal opportunity to access the quality of life those facilities bring?
  - c) what policies the Plan might include to encourage the provision of high quality places for public use as distinct from and in addition to the emphasis on public realm as "routes" in the draft Plan?
  - d) whether it is desirable and, if so, how the Plan might incorporate all or part of the Management Plan of the World Heritage Site as planning policy or as a material consideration?
  - e) what sites equally accessible to good public transport might be allocated to replace the north Newcraighall site HSG11, if the Committee were to retain it largely as green space and not to allocate all this land for housing?
  - f) whether all or part of the land reclaimed from the sea at Western Harbour can be designated "new land, not previously developed, on the city's urban edge" as required by the Structure Plan and could be seen as a site to replace all or part of the Newcraighall HSG11 site?

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- g) what policies for residential development the Plan might include to designate and make secure 'residents-only' parking and ensure that it is available only to residents?
  - h) what policies the Plan might include to encourage the provision and protection of allotment grounds?
  - i) what initiatives and mechanisms might be put in place to protect green land which has not been specifically allocated for housing needs from repeat individual development applications by developers/owners, whilst ensuring the flexibility within the Plan to allow development where necessary?
  - j) what further policies might be included to enhance Biodiversity;
  - k) whether policy Ret 10 (Food and Drink Establishments) should be extended to wider areas of sensitivity or other entertainment uses or to define "nearby residents".
- 8) To ask the Head of Planning and Strategy to expand the explanatory text in regard to the protection of trees in Conservation Areas.
- 9) To note that larger flats in high density schemes can be as suitable as low density villa housing for families and could contribute to the housing mix.
- 10) To invite the Head of Planning and Strategy to consider including in the final version of the Plan a short section which describes the key changes in the City's development over the past fifteen years, in part using material already included within the explanatory text, so as to demonstrate the dynamic context within which this Plan is written.

(References – Planning Committee 5 February 2004 (item 3); Planning Committee 24 November 2004 (item 3); report no PC/078/05-06/CD by the Director of City Development, submitted.)